



REGULAR MEETING OF THE SAN MARCOS PLANNING AND ZONING COMMISSION

Tuesday, July 26, 2011, 6:00 p.m.
City Hall Council Chambers
630 E. Hopkins Street

Bill Taylor, Chair
Bucky Couch, Vice-Chair
Sherwood Bishop, Commissioner
Randy Bryan, Commissioner
Curtis O. Seebeck, Commissioner
Chris Wood, Commissioner
Travis Kelsey, Commissioner
Kenneth Ehlers, Commissioner
Carter Morris, Commissioner

AGENDA

1. **Call to Order.**
2. **Roll Call.**
3. **Chairperson's Opening Remarks.**
4. **NOTE:** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*
5. **Citizen Comment Period.**

Consent Agenda

6. **PC-11-22(02) (The Park at Willow Creek- Preliminary Plat).** Consider a request by Vigil and Associates, on behalf of WDG-Park, LTD., for approval of a preliminary plat for approximately 11.46 acres, more or less, vacating lot 34 and lot 35 of The Park at Willow Creek Subdivision and creating the Park at Willow Creek Phase 2.
7. **PC-11-14(03)(Aspen Heights- Final Plat). Waiver of 30 day review period.** Consider a request by Aspen Heights, on behalf of 90 San Marcos Ltd and DRFM Investments for approval of a waiver of the decision time for the final plat of approximately 22.90 acres of property located on Telluride Street.

Public Hearing

8. **LUA-11-16 (Hillside Ranch).** Hold a public hearing and consider possible action on a request by ETR Development Consulting, LLC., on behalf of GEM Hillside Ranch LP, for a Future Land Use Map Amendment from Medium Density Residential (MDR) to High Density Residential (HDR) for approximately 8.0758 acres, a portion of lot 1 and lot 2 of the Hillside Villas Subdivision, located at 1350 N. LBJ Drive.

9. **ZC-11-21 (Hillside Ranch).** Hold a public hearing and consider possible action on a request by ETR Development Consulting, LLC., on behalf of GEM Hillside Ranch LP, for a zoning change from Multifamily – 12 Units an acre (MF-12) to Multifamily – 24 Units an acre (MF-24) for approximately 8.0758 acres, a portion of lot 1 and lot 2 of the Hillside Villas Subdivision, located at 1350 N. LBJ Drive.
10. **WPP2-11-08** – Hold a public hearing and consider possible action on a request by Lawrence M. Hanrahan, PE, on behalf of Terry Mitchell, Etheredge Development – San Marcos, for a Qualified Watershed Protection Plan Phase 2 for the placement of fill and reclamation of floodplain on approximately 23.7 acres at the northwest corner of the intersection of State Highways 80 and 21.

Non-Consent Agenda

11. **PDD-11-03 (Blanco Vista).** Consider possible action on a request by ETR Development Consulting., LLC. on behalf of Brookfield RP, for a PDD overlay district for approximately 435.9 acres of the original 575 acre subdivision part of the William Ward Survey No. 3 and the UW. William Survey and part of the Blanco Vista Subdivision (except Blanco Vista Phase 1-2, Sections 1, 2 and Infrastructure and Blanco Vista Tract I Section A and School Tract and Trail Ridge Pass Church Subdivision), located at the intersection of Blanco Vista Blvd and Trail Ridge Pass.
12. **PDD-11-04 (Blanco Vista-City Initiated).** Consider possible action on a request by the City of San Marcos for a PDD overlay district for approximately 140 acres out of the original 575 acre subdivision and part of the Blanco Vista Subdivision Phase 1-2, Section 1, 2, and Infrastructure, Blanco Vista Subdivision Tract I Section A and School Tract and Trail Ridge Pass Church Subdivision located at north east corner of Trail Ridge Pass and Jacob Lane, the southwest corner of Trail Ridge Pass and Blanco Vista and extending south to include Phase 2 of the Blanco Vista Subdivision, and located at the interaction of Blanco Vista Blvd. and Old Settlers to include Phase 1 of the Blanco Vista Subdivision.
13. **PDD-11-05 (Paso Robles).** Consider possible action on a request by the City of San Marcos for an amendment to a Planned Development District for the tract of land known as the Paso Robles Subdivision, located west of Hunter Road, south of McCarty Lane and north of Centerpoint Road (approximately 1338.584 acres).

14. Discussion Items.

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

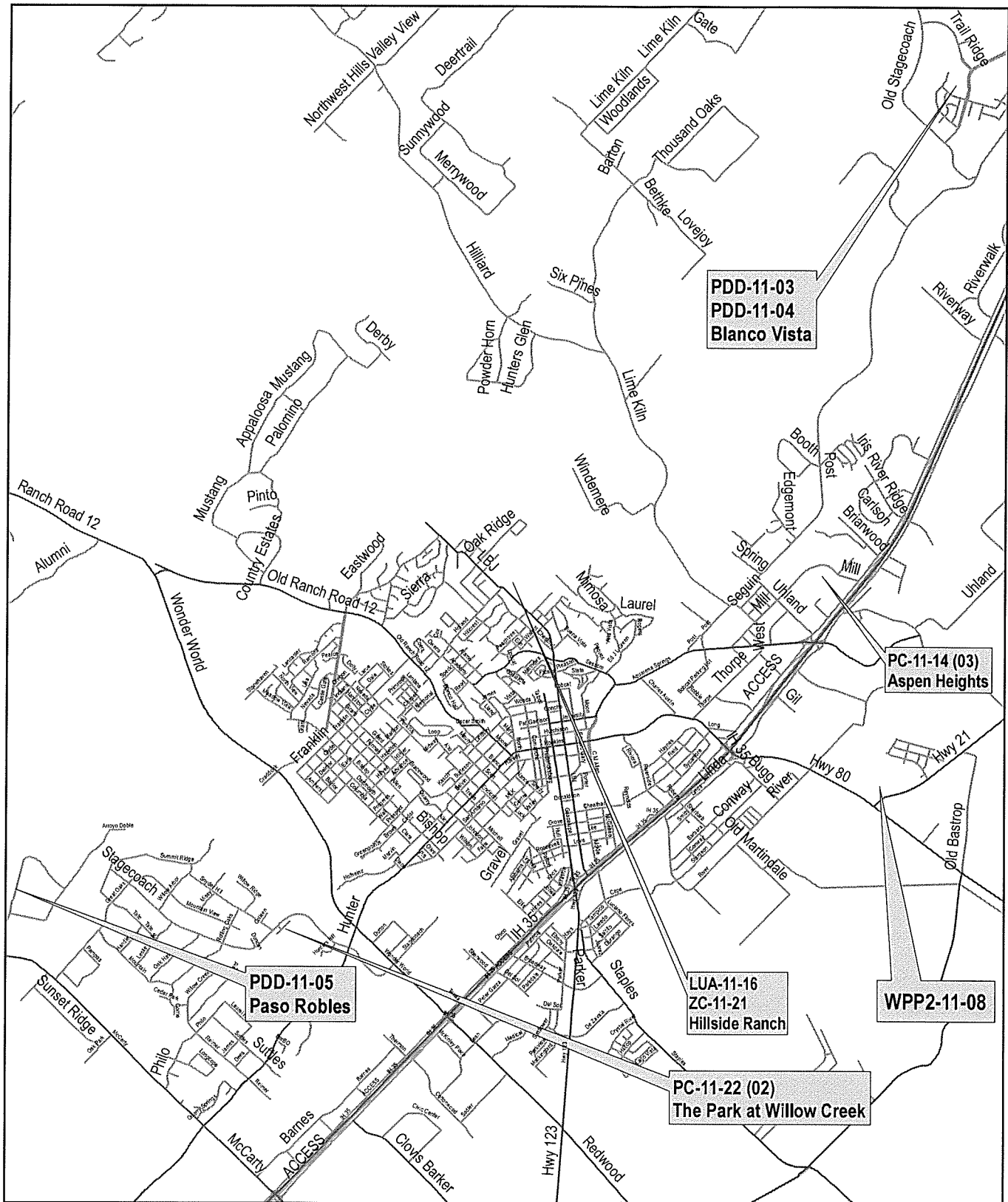
Planning Report

- Updating Staff reports

Commissioners' Report.

15. Consider approval of the minutes from the Regular Meeting on July 12, 2011.
16. Questions from the Press and Public.
17. Adjourn.

Notice of Assistance at the Public Meetings: The San Marcos City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in that area. Sign interpretative for meetings must be made 48 hours in advance of the meeting. Call the City Clerk's Office at 512-393-8090.



Location Map

Map Date: July 26, 2011

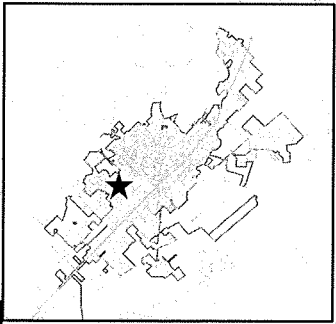
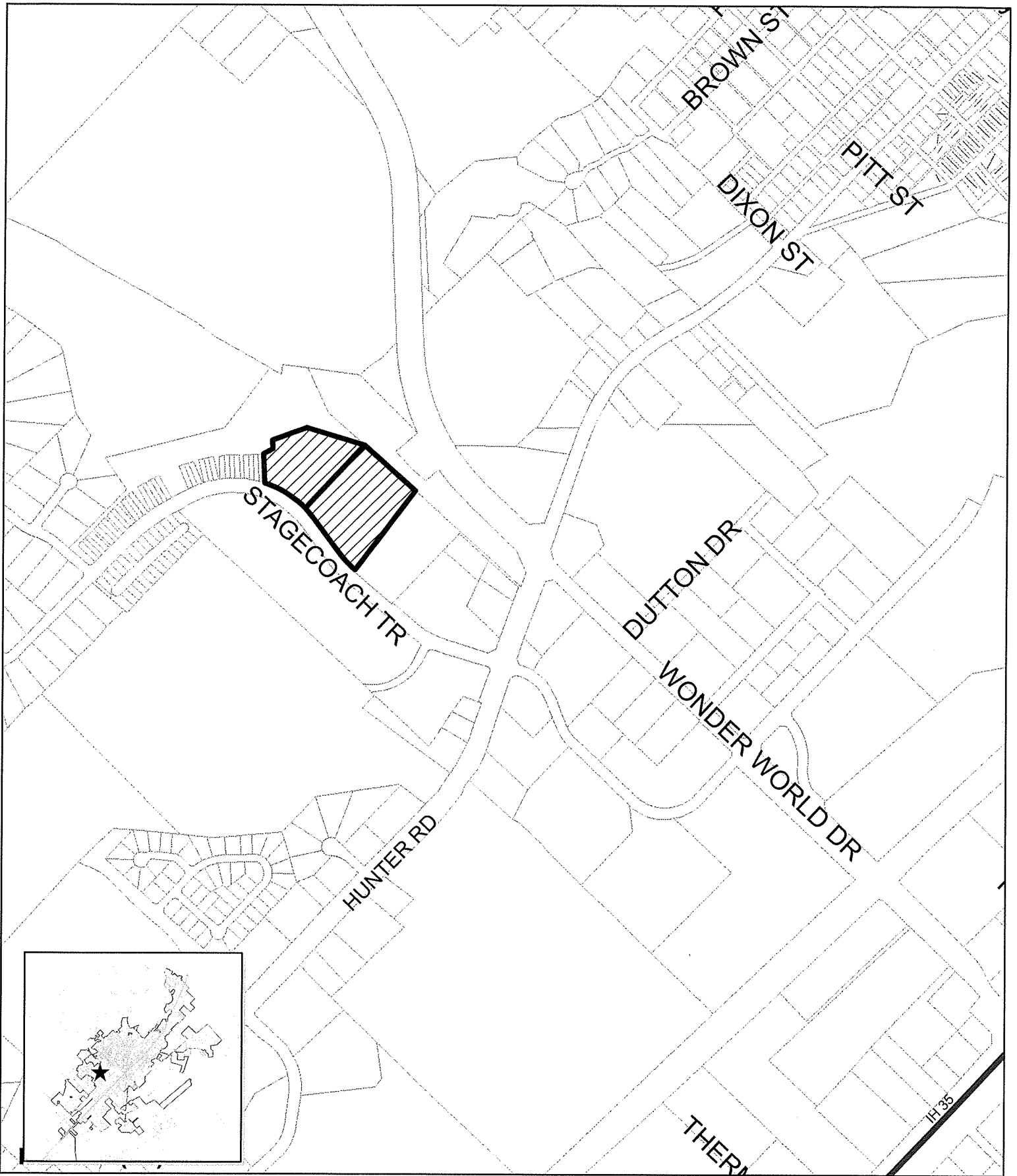
Legend

Centerline

0 0.3 0.6 1.2 1.8 2.4 Miles

This map was produced solely for geographic reference by the City of San Marcos- Planning and Development Services Department. No warranty is made concerning the map's accuracy or completeness.





**The Park at
Willow Creek**

Phase II

Map Date: July 21, 2011

Legend



— IH 35



Site Location

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



0 495 990 1,980

Feet

PC-11-22(02) Preliminary Plat, The Park at Willow Creek



Applicant Information:

Agent:

Joel Richardson
Vigil and Associates
4303 Russell Drive
Austin, Texas 78704

Applicant:

WDG-Park, Ltd.
2110A Boca Raton, Suite 201
Austin, Texas 78747

Notification:

Notification not required

Type & Name of Subdivision:

Preliminary Plat, The Park at Willow Creek
Phase 2

Subject Property:

Summary:

This is the preliminary plat for the Park at Willow Creek and includes approximately 11.46 acres. This subdivision plat will vacate Lots 34 and 35, initially identified as development reserves, and create 9 townhome units and 26 single family residential lots.

Traffic / Transportation:

The property reflected within this Preliminary Plat fronts on Stagecoach Trail and proposes the construction and dedication of a street off of Stagecoach Trail that will provide access into the subdivision. The plat also identifies a residential street, Parkside Drive, which results in two cul-de-sacs.

Utility Capacity:

The City of San Marcos will provide water and wastewater service to the site.

Parks proposal:

The required parkland dedication for this development is approximately 0.48125 acres or \$12,031.25. A portion of Purgatory Park was dedicated to City as part of the development of the Willow Creek subdivision. The Parks Department is in the process identifying if the original dedication can be credited to this development and will finalize that determination prior to approval of the final plat. If the dedicated parkland property cannot be credited for the subject property the Parks department is recommending a fee-in-lieu of land dedication. Review of this item will take place at the final plat stage of platting.

Zoning:

The property is zoned SF-4.5(Single Family Residential), TH (Townhomes), and OP (Office professional).

Surrounding Zoning and Land use:

	Current Zoning	Existing Land Use
N of Property	Public and Institutional	City of San Marcos Parkland
W of Property	Townhomes	Townhomes are under

		construction
S of Property	Public and Institutional	Stagecoach Trail/ Hernandez Elementary
E of Property	Office Professional	Professional Offices

Planning Department Analysis:

The purpose of a Preliminary Plat is to establish lot design for a subdivision, establish utility layout and street and intersection design. The Preliminary Plat stage ensures that the final plat design, if final platting is accomplished in phases, is consistent with the overall plan for the area. Preliminary plats are not recorded and are not the legal document used for sale of lots, but rather are used to allow for a comprehensive review of the proposed development.

In the platting of this property the property owner has chosen not to submit a concept plan and rather go straight to the preliminary and final plat process. The subject property was originally platted as two development reserve lots. The developer is now seeking to subdivide and develop the property as traditional single family lots, along with townhomes and office professional development along Primers Lane and Stagecoach Trail.

The applicant is also implementing a number of Low-Impact Development (LID) strategies, to work alongside with traditional drainage methods onsite. The site is adjacent to a number of natural features related to the Edwards Aquifer, and implementation of LID represents best practices for the site.

The following criteria shall be used to determine whether the application for a Preliminary Subdivision Plat shall be approved, approved with conditions, or denied where no Subdivision Concept Plat has been approved for the land subject to the proposed plat:

- (1) The plat is consistent with all zoning requirements for the property, and any approved development agreement;
- (2) The plat conforms to the approved Watershed Protection Plan (Phase 1);
- (3) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities conform to the master facilities plans for the facilities, including without limitation the water facilities, wastewater facilities, transportation, drainage and other master facilities plans;
- (4) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of Chapters 6 and 7 of this Land Development Code; and
- (5) The plat meets any county standards to be applied under an interlocal agreement between the City and a county under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

Staff has reviewed the request and determined that all of the above criteria have been met and is recommending approval of the preliminary plat.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Subdivision Preliminary Plat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove, or to statutorily deny (an action that keeps the applicant "in process") the plat.

Prepared By:

Sofia Nelson	Chief Planner	July 18, 2011
Name	Title	Date

City of San Marcos
SUBDIVISION PLAT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>Joel Richardson</u>	<u>WDG-Park, Ltd.</u>
Mailing Address	<u>Vigil & Associates</u> <u>4303 Russell Drive</u> <u>Austin, Texas 78704</u>	<u>2110A Boca Raton, Suite 201</u> <u>Austin, Texas 78747</u>
Daytime Phone	<u>Phone: (512) 326-2667</u> <u>Cell: (512) 567-6267</u>	<u>Phone: (512) 280-5353</u> <u>Fax: (512) 280-3877</u>
Email Address	<u>joel@vigilandassociates.com</u>	<u>rwmc3@att.blackberry.net</u>

AGENT ACKNOWLEDGEMENT STATEMENT:

I Robert W. McDonald, III acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize Vigil & Associates to serve as my agent to file this application and to work with the Responsible Official on my behalf during the subdivision platting process.

Signature of Property Owner: 

Robert W. McDonald, III, Manager
 Wallace Development Group LLC,
 General Partner, WDG-Park, Ltd.

Printed Name:

Date:

5/16/11Signature of Agent: 

Joel Richardson
 Vigil & Associates

Printed Name:

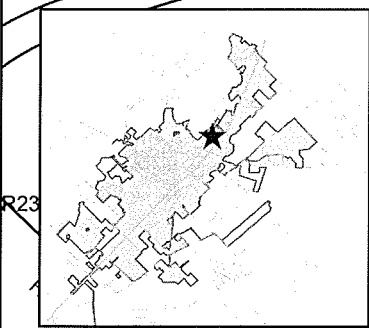
Date:

5/25/11


TYPE OF APPLICATION☐ Subdivision Concept Plat ☐ Variance2011 MAY 27 AM 11:38
Section _____☒ Preliminary Subdivision Plat☐ Preliminary Development Plat☐ Final Subdivision Plat☐ Final Development Plat☐ Minor Subdivision Plat☐ Administrative Approval☐ Amending Plat☐ Subdivision Replat**SUBDIVISION IMPROVEMENT AGREEMENT**

Whenever public improvements to serve the development are deferred until after Final Subdivision Plat or Final Development Plat approval, the property owner shall enter into a subdivision improvement agreement by which the owner covenants to complete all required public improvements no later than two years following the date upon which the Final Subdivision Plat or Final Development Plat is approved.

☐ I will complete all required public improvements prior to the Final Subdivision Plat or Final Development Plat☒ I wish to defer installation of public improvements and will complete a Subdivision Improvement Agreement with the CitySignature: Printed Name: Joel RichardsonDate: 5/27/11**SUBJECT PROPERTY**Subdivision Name: Park at Willow Creek 2Address or General Location: 330 & 350 Stagecoach Trail, San Marcos, Texas 78666Proposed Number of Lots: 40Acres: 11.46Appraisal District Tax ID: R129748 & R129749Located In ☒ City Limits☐ ETJ (County _____)☐ S.M. River Corridor☐ Planned Development DistrictProposed Use of Land 27 SF-4.5 Lots, 9 TH Lots & 4 Professional Office Lots



Map Date: 07/19/11

 Site Location Notification Area (200ft)

Waiver Request

PC-11-14(03) Aspen Heights Ph 2



Applicant Information:

Applicant:

Aspen Heights
1301 S. Capital of Texas Hwy
Suite B-201
Austin, Texas 78746

Property Owner:

90 San Marcos Ltd & DRFM Investments
Tony Kalantari Majid Hemmasi
1124 Rutland Dr 6700 Guadalupe St
Austin, TX 78752 Austin, TX 78752

Applicant's Agent:

David C. Williamson, R.P.L.S
Byrn & Associates, Inc.
1115 Hwy 80
San Marcos, TX 78666

Notification:

Notification not required

Type & Name of Subdivision:

Final Plat, Aspen Heights Phase 2

Subject Property:

Summary:

This plat is not complete and is not ready for consideration.

The subject property is located in the northwest quadrant of San Marcos; between the Missouri Pacific Railroad and IH-35, approximately 600 west of North IH-35. This is the final plat for Phase 2 and includes 22.90 acres. This subdivision is Phase 4 of the 90 San Marcos Concept Plan and is the proposed site of a student cottage complex and commercial site.

Traffic / Transportation:

The owner will dedicate R-O-W and construct the roadway extension of Telluride Street for approximately 550 feet, terminating into a temporary turn-around on the adjacent tract. The owner will also dedicate R-O-W and construct the connector street from Telluride Street to IH 35.

Utility Capacity:

The City of San Marcos will provide water and wastewater service to the site.

Zoning:

17.54 Acres MF-12 (Multi-Family Residential), and
3.96 Acres GC (General Commercial)

Surrounding Zoning and Land use:

	Current Zoning	Existing Land Use
N of Property	Unzoned & MF-24/18	Single-Family Undeveloped
W of Property	MF-18 & MF-24	Medium & High Density Residential
S of Property	MF-12	Medium Density Residential
E of Property	GC	Commercial

Planning Department Analysis:

The Aspen Heights Phase 2 preliminary plat was approved by the Planning & Zoning Commission on June 14, 2001 with the following conditions:

- A buffer of at least twenty-five feet of vegetation shall be left between Aspen Heights and the single-family development adjacent to the north.
- Buildings shall not exceed two stories in height.
- Low-impact development practices (LID) shall be put into place to facilitate drainage, improve stormwater quality and help mitigate down gradient flooding on and off-site, and to provide additional landscaping. Accepted LID practices include those by the EPA, TCEQ, the City of Austin, and other recognized entities.

The application for the final plat of Aspen Heights Phase 2 was submitted on June 29, 2011 and was placed on the Planning & Zoning Commission's July 26th meeting agenda. This plat was placed on the July 26th agenda in order to comply with Section 1.6.1.4(a) for the Land Development Code which states all plat applications shall to be acted upon within 30 days from the official filing date unless a waiver is submitted in accordance with Section 1.6.1.4 (b) of the LDC. The applicant submitted a waiver request in accordance with Section 1.6.1.4 (b) on July 19, 2011.

This final plat is subject to all requirements of the Land Development Code; and has been reviewed for consistency with existing City Ordinances and policies. The plat has been circulated for review and comments to all concerned City departments. A Plat Review Report containing all comments and requirement was sent to the agent, applicant, and property owners on July 15, 2011.

The City of San Marcos Environment & Engineering Department has:

- Approved the Traffic Impact Analysis
- Deemed the Watershed Protection Plan Phase 2 as substantially complete.

Revised public improvement construction plans (PICP) for required public improvements were received on June 30th and are still in review. The review is expected to be completed sometime next week. At that time, the City will either send further review comments to the applicant, or will approve the plans for submittal to TXDOT. TXDOT approval is needed because a portion of the required waste water line for this project is proposed to be located in TXDOT R-O-W. The City can't control the amount of time it will take TXDOT to issue a permit; consequently, Staff cannot recommend approval of the final plat until the TXDOT approval is issued.

Staff is recommending approval of the waiver of the 30-day review period.

Planning Department Recommendation	
X	Approve submitted waiver request
	Alternative
	Denial

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed final plat. The City charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove, or to statutorily deny (an action that keeps the applicant "in process") the plat.

Prepared By:

Phil Steed, Planner



July 19, 2011

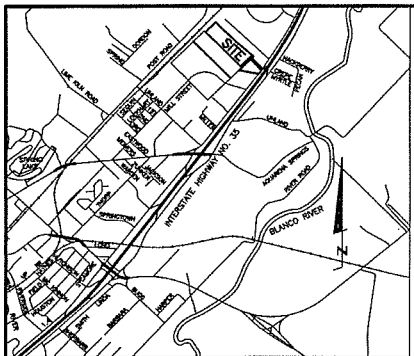
To: City of San Marcos Planning Department
630 E. Hopkins St.
San Marcos, Texas. 78666

REF: 30 DAY WAIVER REQUEST ON ASPEN HEIGHTS PHASE 2 FINAL PLAT

We hereby request a waiver of the 30 day review period for action on a plat as outlined in Section 1.6.1.4 b of the code. We request this time in order to work out some details of permits with TXDOT and the improvements that are being placed within their R.O.W. We hereby request to be on the next available meeting after such time as we have resolved these issues and met City staff's approval to move forward.

Sincerely;

David C. Williamson



VICINITY MAP - NOT TO SCALE

SURVEYOR'S NOTES

1. FENCES MEASURED.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48028C0393F & 48208C0394F DATED SEPTEMBER 2, 2005, NO PORTION OF THIS TRACT LIES WITHIN ZONE AE, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), A PORTION OF THIS TRACT LIES WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT...).
4. THIS SUBDIVISION LIES WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
5. THIS TRACT LIES WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
6. A SIDEWALK IS REQUIRED ON THIS LOT. THE SIDEWALK IS TO BE CONSTRUCTED CONCURRENTLY WITH STREET CONSTRUCTION.
7. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AND REFERS TO GRID NORTH.

ORIGINAL SCALE
1" = 200'

LEGEND

- VOL HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- PG HAYS COUNTY PLAT RECORDS
- 1/2" 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 1/2" 1/2" IRON PIPE FOUND OR DIAMETER NOTED
- 1/2" 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- COTTON COTTON SPINDLE SET
- FENCE FENCE POST
- CALCULATED CALCULATED POINT
- CONCRETE CONCRETE NAIL SET
- CONCRETE CONCRETE MONUMENT FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U. & DE PUBLIC UTILITY AND DRAINAGE EASEMENT

90 SAN MARCOS, LTD., & DRFM INVESTMENTS, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS ASPEN HEIGHTS, HAYS COUNTY, TEXAS, SUBDIVIDE THIS PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

TONY KALANTARI

90 SAN MARCOS, LTD.
1124 RUTLAND DR.
AUSTIN, TX. 78758

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON

_____, 20____ BY _____

IN AND FOR _____ COUNTY, _____

MY COMMISSION EXPIRES: _____

MAJID HEMAMI

DRFM INVESTMENTS
6700 GUADALUPE ST.
AUSTIN, TX. 78752

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON

_____, 20____ BY _____

IN AND FOR _____ COUNTY, _____

MY COMMISSION EXPIRES: _____

BRECKENRIDGE GROUP SAN MARCOS, LP, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS ASPEN HEIGHTS, HAYS COUNTY, TEXAS, SUBDIVIDE THIS PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

GREG HENRY

BRECKENRIDGE GROUP SAN MARCOS, LP
7004 BEE CAVE RD., BLDG. 3, SUITE 330
AUSTIN, TX. 78746

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON

_____, 20____ BY _____

IN AND FOR _____ COUNTY, _____

MY COMMISSION EXPIRES: _____

CITY OF SAN MARCOS *

CERTIFICATE OF APPROVAL*

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20____ BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SAN MARCOS.

SHERWOOD BISHOP, CHAIRMAN FRANCIS SERNA,
PLANNING & ZONING COMMISSION RECORDING SECRETARY

APPROVED:

MATTHEW LEWIS DATE
DIRECTOR DEVELOPMENT SERVICES

STATE OF TEXAS *
COUNTY OF HAYS *

I, LIZ Q. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., AND RECORDED ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____ AT PAGE _____.

LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID C. WILLIAMSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID C. WILLIAMSON, R.P.L.S. NO. 4190

STATE OF TEXAS *
COUNTY OF HAYS *

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, REGISTERED PUBLIC LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

FINAL PLAT

ASPEN HEIGHTS, PHASE 2

BEING 22.90 ACRES, MORE OR LESS, IN THE J. M. VERAMENDI SURVEY NO. 2, ABSTRACT NO. 17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

OWNER:
BRECKENRIDGE PROPERTIES
7004 BEE CAVE RD.
BLDG. 3, SUITE 330,
AUSTIN, TX. 78746

90 SAN MARCOS LTD.
1124 RUTLAND DR.
AUSTIN, TX. 78752

DATE: MAY 3, 2011
SCALE: 1" = 200'

BYRN & ASSOCIATES, INC.

ENGINEERS SURVEYORS

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945

CLIENT: ASPEN HEIGHTS
DATE: MAY 3, 2011
OFFICE: BRYANT
CREW: EVERETT, C. SMITH
FB/PG: 694/71, 698/14, 699/70
PLAT NO. 26348-11-17-c

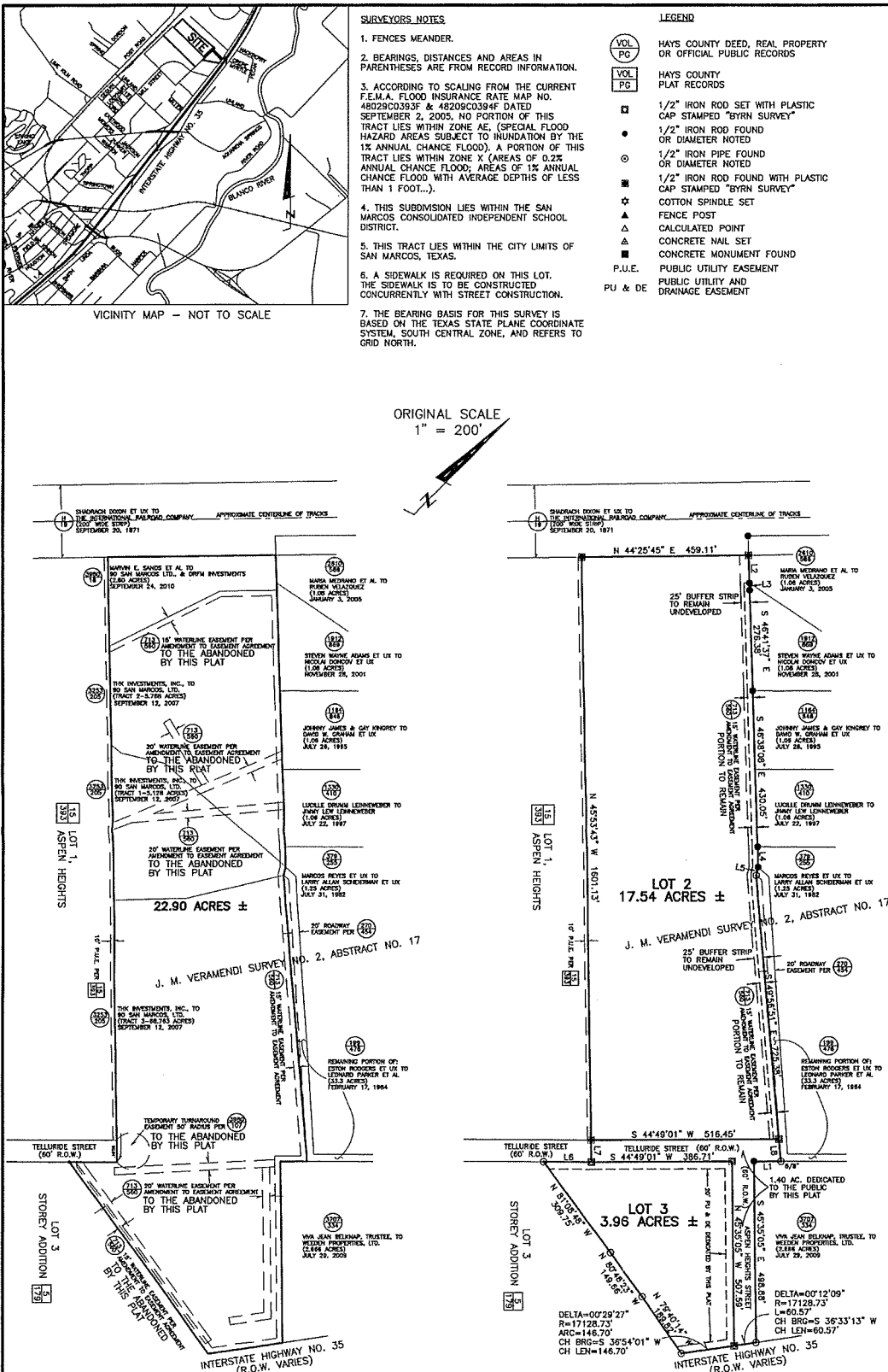
Rec JUN 29 2011 7 23 AM

EXISTING TRACT CONFIGURATION
SHOWING 22.90 ACRES IN THE J. M. VERAMENDI SURVEY NO. 2, A-17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 44°54'45" W	74.01'
L2	S 46°47'39" E	76.59'
L3	S 46°23'02" E	19.97'
L4	S 46°34'55" E	35.83'
L5	S 32°29'44" E	23.27'
L6	N 45°16'03" E	131.60'
L7	N 45°53'43" W	60.01'
L8	S 49°56'51" E	60.33'

SUBDIVISION PLAT

ESTABLISHING ASPEN HEIGHTS, PHASE 2, BEING 22.90 ACRES ± IN THE J. M. VERAMENDI SURVEY NO. 2, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS



LUA-11-16

Land Use Map Amendment

Hillside Ranch

1350 N. LBJ



Summary:

The applicant is requesting a Land use Map Amendment from Medium Density Residential to High Density Residential (HDR)

Agent:

ETR Development
401 Dryden Lane
Buda, TX 78610

Applicant:

GEM Hillside Ranch
1350 N. LBJ
San Marcos TX 78666

Notification:

Personal notice sent and signs posted on July 15, 2011

Response:

None as of date of report publication.

Subject Property:

Location:

1350 N LBJ

Legal Description:

8.0758 acres out of a portion of Lots 1 and 2, Hillside Villas Subdivision

Sector:

Sector 3

Current Zoning:

Multifamily (MF-12)

Proposed Zoning:

Multifamily (MF-24)

Current Future Land Use Map Designation:

Medium Density Residential

Proposed Future Land Use Map Designation:

High Density Residential

Surrounding Area:

	Zoning	Existing Land Use	Future Land Use
N of Property	SF-6	City of San Marcos Parkland	Low Density Residential
S of Property	MF-24	N. LBJ Drive/ apartment complex	High Density Residential
E of Property	MF-18 and MF-24	Apartment complex and undeveloped	High Density Residential
W of Property	SF-6	Large single family estate	Low Density Residential

Case Summary: Proposed Land Use Map Amendment from Medium Density Residential to High Density Residential.

The subject property is a platted and developed two-lot tract located along N. LBJ Drive, just east of the intersection with Holland Drive. The zoning and future land use designations do not correspond to the lot configuration. Both lots have frontage along LBJ, and to a depth of about 425 feet from LBJ, are currently designated High Density Residential. No zoning or land use change has been requested for this front portion. The proposed Land Use Amendment is for approximately 8.0758 acres spanning the rear of both lots, which is currently designated Medium Density Residential. This request is proceeding concurrently with a zoning change from MF-12 to MF-24 for the same portion of the property.

The 8.0758 acre subject property was rezoned from R-1 (Low Density, Single-Family) to MF-2 (Medium Density, Multifamily) in 1995. Staff has researched the site but has not yet determined the reason for the configuration of the lots or the zoning and land use boundary.

Planning Department Analysis:

High Density Residential (HDR) land uses are typically characterized by apartments and condominiums. Adjacent tracts to the south and southwest are designated HDR, while other tracts are designated Low Density Residential. However, although designated Low Density Residential, the adjacent tract to the northeast is city parkland and will not be developed for residential use.

Staff has evaluated the request for consistency with the Horizons Master Plan and the Sector 3 Plan.

Consistent	Neutral	Inconsistent	Horizons Master Plan Policy Statement
X			Policy LU-1.21: The City shall encourage new development to locate in areas already served by utilities and other community facilities. <i>Comments: Existing city utilities are in place to serve this property, and the site is already developed.</i>
X			Policy LU-3.2: The City shall provide safe and adequate housing opportunities to meet the different housing needs of all income groups of the City's present and future populations. <i>Comment: The proposed change will provide the opportunity for additional housing opportunities.</i>
X			Policy LU-3.3: The City shall provide adequate space in appropriate locations for residential development in order to provide safe and sanitary housing, to meet the housing and social needs for a desired standard of living for the City's present and future population.
X			Policy LU-3.14: The City shall discourage any type of multifamily or single family residential development in such concentrations and expanses that, by accepted planning standards, there are not sufficient amenities to support such development and the quality of life in the area would be diminished. <i>Comment: The location near the parkland and the university ensure adequate amenities.</i>
X			Policy LU-4.1: The City shall determine the need for multi-family dwelling units and shall ensure that the location of these units is compatible with adjacent land uses and is properly buffered and adequately served by roads and public utilities. <i>Comment: The process of determining the need for multi-family units is ongoing. This location on the rear portion of a site developed as multi-family and surrounded by High Density Residential on the Future Land Use Map is appropriately compatible and properly served with utilities.</i>

Consistent	Neutral	Inconsistent	Horizons Master Plan Policy Statement
X			<p>Policy LU-4.2: The City shall encourage residential areas, especially higher density uses, have access to shopping, recreation, and work places that are convenient not only for automobile traffic but also for foot and bicycle traffic in order to minimize energy consumption, air pollution, and traffic congestion.</p> <p><i>Comment: Existing and proposed commercial uses are within walking distance, and improvements to LBJ Drive will improve pedestrian access in the area.</i></p>
X			<p>Policy LU-4.3: The City shall encourage medium and high density residential developments to have direct access to at least collector width streets to accommodate traffic volumes and turning patterns generated by high concentrations of people. They should also be located near major arterials. Low density residential development should not be impacted by heavy traffic generated by medium and high density areas.</p> <p><i>Comment: The thoroughfare plan classifies LBJ as an arterial and Holland as a collector. Access to each allows for trip distribution.</i></p>
X			<p>Policy LU-4.4: The City shall require medium and high density residential developments to be located on larger sites to allow the property buffering, adequate parking and landscaping, and enough flexibility in design and layout to insure adequate development.</p>
	X		<p>Policy LU-5.6: The City shall not allow the rezoning any property to a more intensive residential district without proof that the street system, utilities, drainage, and other requirements are adequate for the proposed density.</p> <p><i>Comment: Although utilities are in place, there is a wastewater capacity concern that city staff is working to address.</i></p>

The Sector 3 Plan contains goals such as walkable neighborhoods, interconnected streets, and a variety of housing types. From a land-use perspective, High Density Residential can be consistent with these goals. The Sector 3 plan also recommends that High Density Residential within the sector be located near the University along LBJ.

Staff finds that the request is generally consistent with policies in the Horizons Master Plan and the Sector 3 Plan and recommends approval.

Planning Department Recommendation:		
<input checked="" type="checkbox"/>		Approve as submitted
<input type="checkbox"/>		Approve with conditions or revisions as noted
<input type="checkbox"/>		Alternative
<input type="checkbox"/>		Denial

Prepared by:

John Foreman

Planner

July 20, 2011

Name

Title

Date

The Commission's Responsibility:

The Code requires the Commission to hold a public hearing and receive public comment regarding the proposed Land Use Map Amendment. The Commission's advisory recommendation to the Council is a discretionary decision. The City Council will ultimately decide whether to approve or deny this request, and will do so through the passage of an ordinance.

After considering the public input, your recommendation should be based on the "fit" of this proposal for a land use amendment with the general character, land use pattern and adopted policy for the area. Section 1.4.1.4 charges the Commission to consider the following criteria for amendments to the Master Plan's Future Land Use Map:

- Whether the amendment is consistent with the policies of the Master Plan that apply to the map being amended;
- The nature of any proposed land use associated with the map amendment; and,
- Whether the amendment promotes the orderly and efficient growth and development of the community and furthers the public health, safety and general welfare of the City.

Vol. 7 pg. 274

967711

REPLAT AND SUBDIVISION PLAT ESTABLISHING

HILLSIDE VILLAS

BEING 14.933 ACRES OUT OF LOTS 11, 12, 13, & 14, SAN MARCOS HEIGHTS, SECTION ONE, VOLUME 156, PAGE 530, DEED AND PLAT AS RECORDED IN VOLUME 156, PAGE 530, DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS.

BEARINGS BASED ON SAN MARCOS HEIGHTS ADDITION • ONE, AS RECORDED IN VOLUME 156, PAGE 530, DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS.

SCALE: 1" = 100'



OWNER: POLK KYLE
(VOL. 71, PG. 202)

OWNER: W.C. CARSON
(VOL. 304, PG. 4023)

OWNER: PAUL J. ROGERS &
T.C. OLIVER, JR.
(VOL. 207, PG. 568)

LOT 1
(11.750 ACRES)

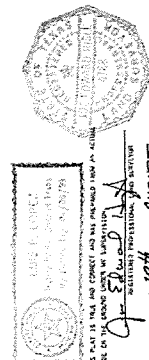
LOT 2
(2.953 ACRES)

LOT 1, SECTION 1
TURNBULL SUBDIVISION
EAST 1/2, PG. 500
OWNER: JACK D. HEARN

NORTH L.B.J. DRIVE
RIGHT-OF-WAY VARIES

SUBDIVIDER / OWNER
HILLSIDE VILLAS LIMITED
200 CONCORD PLAZA DRIVE, SUITE 710
SAN ANTONIO, TEXAS 78216
PHONE: (210) 829-8997 FAX: (210) 829-8998

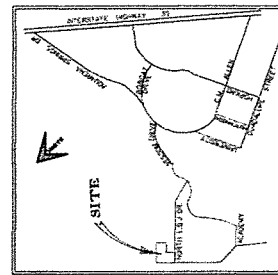
ENGINEER:
MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
1300 N. MEYER
SAN ANTONIO, TEXAS 78204
JOB NO. 26336



STATE OF TEXAS
COUNTY OF HAYS
I, JAMES J. JONES, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF NOVEMBER, 1996, AT 1:00 P.M. AND WAS RECORDED IN VOLUME 156, PAGE 530, DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HAYS
I, JAMES J. JONES, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF NOVEMBER, 1996, AT 1:00 P.M. AND WAS RECORDED IN VOLUME 156, PAGE 530, DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HAYS
I, JAMES J. JONES, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF NOVEMBER, 1996, AT 1:00 P.M. AND WAS RECORDED IN VOLUME 156, PAGE 530, DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

LEGEND
□ 1/4 SECTION
● 1/4 ACRE

SIDEWALK STATEMENT:
1/4 ACRE SIDEWALK REQUIRED 1/4 ACRES NORTH
1/4 ACRE SIDEWALK REQUIRED 1/4 ACRES SOUTH

SAN MARCOS HEIGHTS ADDITION • ONE			
VOLUME 156, PAGE 530			
LOT 11	LOT 12	LOT 13	LOT 14
OWNER: HAYS COUNTY			

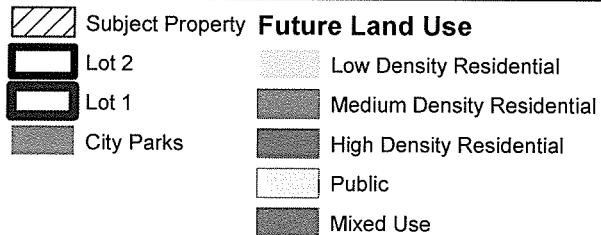
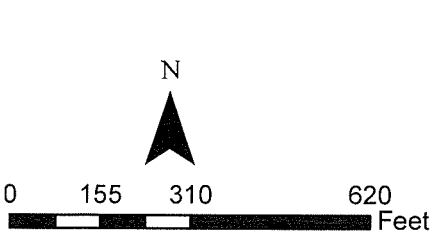
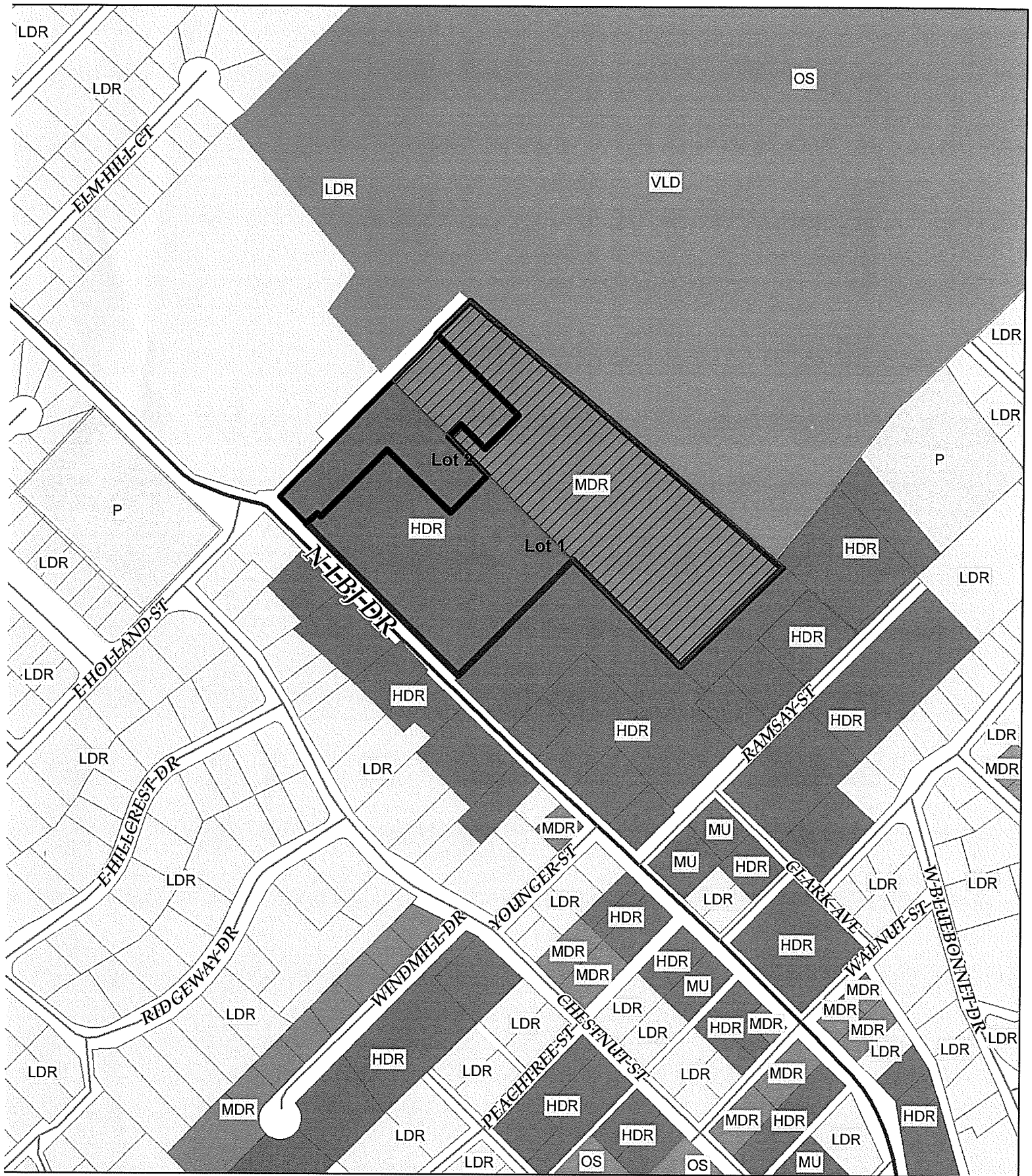
NORTH L.B.J. DRIVE
RIGHT-OF-WAY VARIES

AREA BEING REPLATTED
SAN MARCOS HEIGHTS ADDITION • ONE
BEING LOTS 11, 12, 13, & 14, SAN MARCOS HEIGHTS ADDITION • ONE, AS RECORDED IN VOLUME 156, PAGE 530, DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS.

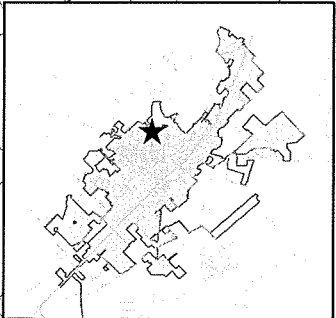
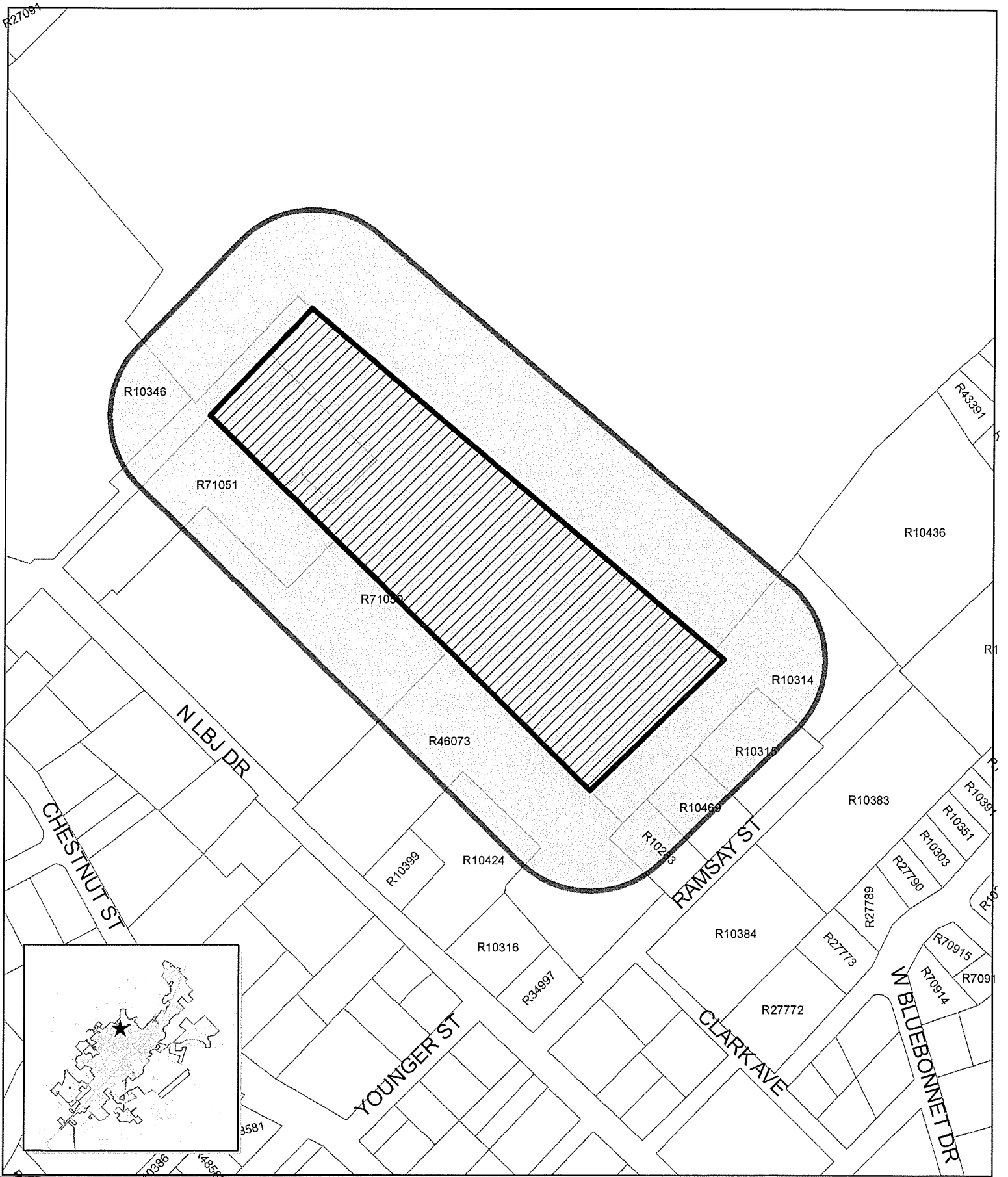
PLAT STATEMENT
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A duly authorized agent, has acknowledged the accuracy of the plat and the correctness of the bearings and distances thereon, and has acknowledged the same to the proper authorities of the county of Hays, Texas, on the 14th day of November, 1996, at 1:00 P.M.

STATE OF TEXAS
COUNTY OF HAYS
I, JAMES J. JONES, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF NOVEMBER, 1996, AT 1:00 P.M. AND WAS RECORDED IN VOLUME 156, PAGE 530, DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HAYS
I, JAMES J. JONES, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF NOVEMBER, 1996, AT 1:00 P.M. AND WAS RECORDED IN VOLUME 156, PAGE 530, DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS.



This map is for reference only and is not survey quality. No warranty is implied or assumed.





ZC-11-21 / LUA-11-16

Hillside Ranch

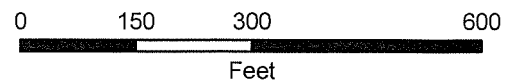
1350 N. LBJ

Map Date: 07/14/11

Legend

-  Site Location
-  200 Feet

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



Zoning Change

ZC-11-21

Hillside Ranch



Summary: The applicant is requesting a zoning change from MF-12 (multi-family 12 units per acre) to MF-24 (multi-family 24 units per acre). Currently the front portion of the apartment complex is zoned MF-24 and the rear portion is zoned MF-12. The applicant is seeking to rezone the rear portion of the development to MF-24.

Agent: ETR Development
401 Dryden Lane
Buda, Texas 78610

Applicant: GEM Hillside Ranch
1350 N. LBJ
San Marcos, Texas 78666

Notification: Personal notifications of the public hearing were mailed on Friday, July 15, 2011 to all property owners within 200 feet of the subject property.

Response: No Comments have been received by staff at this time

Property/Area Profile:

Legal Description: 8.0758 acres out of a portion of Lot 1 Hillside Villas Subdivision and a portion of Lot 2 of Hillside Villas Subdivision.

Location: 1350 N. LBJ Drive

Existing Use of Property: Multi-family Development

Proposed Use of Property: Multi-family Development

Future Land Use Map: Medium Density Residential

Existing Zoning: MF-12

Proposed Zoning: MF-24

Area Zoning and Land Use Pattern:

	Zoning	Existing Land Use	Future Land Use
N of Property	SF-6	City of San Marcos Parkland	Low Density Residential
S of Property	MF-24	N. LBJ Drive/ apartment complex	High Density Residential
E of Property	MF-18 and MF-24	Apartment complex and undeveloped	High Density Residential
W of Property	SF-6	Large single family estate	Low Density Residential

Planning Department Analysis

The subject property is located along N. LBJ Drive, just east of the intersection of Holland Drive and N. LBJ Drive. The applicant is requesting a zoning change from MF-12 to MF-24 for approximately 8.0758 acres, concurrently with a Future Land Use Map Amendment request (LUA-11-16), from Medium Density Residential to High Density Residential.

The subject property in its entirety is approximately 14.703 acres in size and is platted into two lots, with the development constructed over lot lines. The front portion of the development, approximately 6.6 acres, is made up of a portion of both lots 1 and 2 and is zoned MF-24. The rear portion, the portion of the property seeking a zoning change, is zoned MF-12 and is also a portion of both lots.

The area along LBJ, from Sessoms to Holland Drive, has been predominately developed and used for multi-family development since the 1970s and 80s. The original multi-family developments within this area were built at a density ranging from 12 units an acre to 40 units an acre. Over the last 2 years the number of rezoning cases in this area has increased and the development community has shown a great interest in the redevelopment and infill development of properties within the area. As we have discussed in previous zoning cases in this area there is a waste-water capacity concern that city staff is working to address. The applicant has been made aware that until the capacity issue has been resolved the development of any properties within this area may be limited.

Currently the development has 258 units and 408 bedrooms. The requested rezoning to MF-24 could allow approximately 97 additional units to the site. While further development of the site is limited due to parking requirements and impervious cover requirements the rezoning of the property could allow the site to be redeveloped with a maximum of 351 units.

Staff has reviewed and analyzed the request and has made the following observations:

- While the requested rezoning is not consistent with the future land use designation currently in place it is consistent with surrounding land uses and the density of the surrounding developments.
- As TxState continues to increase in enrollment the need for housing for students, graduates and staff is going to increase. Additionally, as we continue to want to grow in a manner that takes advantage of existing utilities and creates smoother transitions between land uses the need to provide an increased density closer to the city core and university core is necessary.

Evaluation		Criteria (LDC 1.5.1.5)
Consistent	Inconsistent	
X		<p>Change implements the policies of the adopted Master Plan, including the land use classification on the Future Land Use Map and any incorporated sector plan maps</p> <p><i>The future land use designation of the property is Medium Density Residential. A future land use map amendment to High Density Residential has been submitted concurrently with this request. The request does support both Sector 3 plan goals and Horizon's Master Plan goals of clustering high density residential development along N. LBJ Drive near Texas State University.</i></p>
X		<p>Consistency with any development agreement in effect</p> <p><i>No development agreements are in effect for this property.</i></p>
X		<p>Whether the uses permitted by the proposed change and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified</p> <p><i>The use of the subject property as multi-family is consistent with the use of the surrounding properties. Zoning records demonstrate that since the 1970s and 80s properties along N. LBJ Drive, from Sessoms to Holland Drive, have been developed and used as multi-family developments.</i></p>
	X	<p>Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other public services and utilities to the area</p> <p><i>There appears to be a "choke point" in the wastewater line that services the subject property. This could potentially cause a temporary delay in sewer availability.</i></p>
X		<p>Other factors which substantially affect the public health, safety, morals, or general welfare</p> <p><i>Staff has not indicated any factors that will substantially affect public health, safety, morals, or general welfare</i></p>

Planning Department Recommendation:		
<input checked="" type="checkbox"/>		Approve as submitted
<input type="checkbox"/>		Approve with conditions or revisions as noted
<input type="checkbox"/>		Alternative
<input type="checkbox"/>		Denial

The Commission's Responsibility:

The Commission is required by law to hold a public hearing and receive public comment regarding the proposed zoning. After considering the public input, the Commission is charged with making an advisory recommendation to the City Council regarding the request. The City Council will ultimately decide whether to approve or deny the zoning change request. The Commission's advisory recommendation to the Council is a discretionary decision.

Prepared by:

Sofia Nelson

Chief Planner

July 19, 2011

Name**Title****Date**

City of San Marcos

ZONING CHANGE APPLICATION

	APPLICANT	PROPERTY OWNER
Name:	ETR Development Consulting, LLC	GEM Hillside Ranch LP
Mailing Address:	401 Dryden Lane	1350 N. LBJ Drive
	Buda, Texas 78610	San Marcos, Texas 78666
Telephone No.:	(512) 618-2865	(312) 915-2917
E-mail address:	ed@etrdevcon.com	jared.schenk@comcast.net

PROPERTY DESCRIPTION:

Street Address: 1350 N. LBJ Drive

Subdivision: Hillside Villas Subdivision Block: Lot(s): Parts of Lots 1 and Two

Other Description (if unplatted) See attached description

* a metes and bounds description is required if property is a partial lot or is not platted

Appraisal District Tax ID No.: R71051, R71050 Acres: 8.0758

Lien Holder(s) - for notification purposes:

Name:

Mailing Address:

(If more than one lien holder, please provide information on a separate page)

A certificate of no tax delinquency must be attached to this application

2011 JUN 27 11 18

ZONING CHANGE INFORMATION:

Zoning Designation: Current: MF-12 Requested: MF-24

Master Plan Designation: MDR Land Use Map Amendment Required? Yes

Present Use of Property: Hillside Ranch Apartments

Desired Use of Property/Reason for Change: Addition to Hillside Ranch Apartments

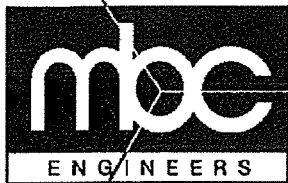
I certify that the information in this application is complete and accurate.

☐ I am the property owner of record; or

☒ I have attached authorization to represent the owner, organization, or business in this application.

Signature: [Signature] Date: 6/27/11

Printed Name: Ed Theriot



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

Texas Registered Engineering Firm F-784
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

**METES AND BOUNDS
DESCRIPTION OF**

A 8.0758 ACRE (351,784 SQUARE FEET) TRACT OF LAND OUT OF A PORTION OF LOT 1, HILLSIDE VILLAS SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 274 OF THE PLAT RECORDS, HAYS COUNTY, TEXAS AND A PORTION OF LOT 2, HILLSIDE VILLAS SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 274 OF THE PLAT RECORDES, HAYS COUNTY, TEXAS, SITUATED IN THE CITY OF SAN MARCOS, TEXAS AND BEING MORE PARTICULARY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

COMMENCING: At a found "x" in concrete, said found "x" being the southwest corner of said Lot 2, (Plat Reference: Volume 7, Page 274) said found "x" also being on the northeast right-of-way line of north L.B.J. Drive (a public right-of-way varies) said found "x" being on the southeast line of property conveyed to Hays County, as recorded in Volume 63, Page 387, of the Official Public Records of Real Property, Hays County;

THENCE: N 43°46'53" E, 420.29 feet, leaving the northeast right-of-way line of said North L.B.J. Drive and along and with the northeast line of said Lot 2, (Plat Reference: Volume 7, Page 274) to a found ½" iron rod and cap "Bryan & Associates";

THENCE: N 43°49'38" E, 11.14 feet, along and with the northeast line of said Lot 2, (Plat Reference: Volume 7, Page 274) to a point, being the **POINT OF BEGINNING** of this tract;

THENCE: N 43°49'38" E, 115.77 feet, along and with the northeast line of said Lot 1, Lot 2, (Plat Reference: Volume 7, Page 274) to a found ½" iron pipe, said found ½" iron pipe being northwest corner of said Lot 1, (Plat Reference: Volume 7, Page 274) said found ½" iron rod being on the southwest line of tract of land conveyed to Paul J. Rogers & T. G. Oliver, Jr. as recorded in

THENCE: S 50°18'26" E, 1057.29 feet, along and with the northeast line of said Lot 1, (Plat Reference: Volume 7, Page 274) to a found ½" iron pipe;

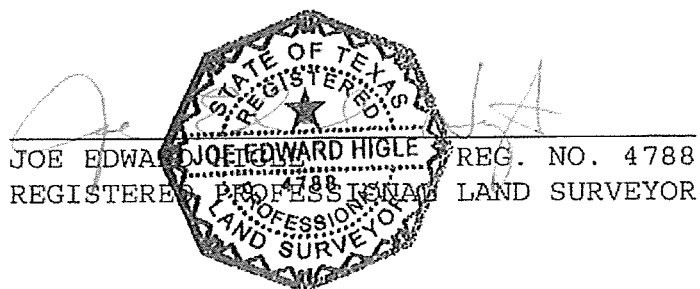
THENCE: S 54°08'22" E, 26.56 feet, along and with the northeast line of said Lot 1, (Plat Reference: Volume 7, Page 274) to a found ½" iron rod, said found ½" iron rod being the northwest corner of a tract of land conveyed from Susie McHenry Thomas & Dorothy Lee west to W.C. Carson as recorded in Volume 304, Page 402;

THENCE: S 44°35'00" W, 334.85 feet, along and with the southeast line of said Lot 1, (Plat Reference: Volume 7, Page 274) to a found ½" iron rod;

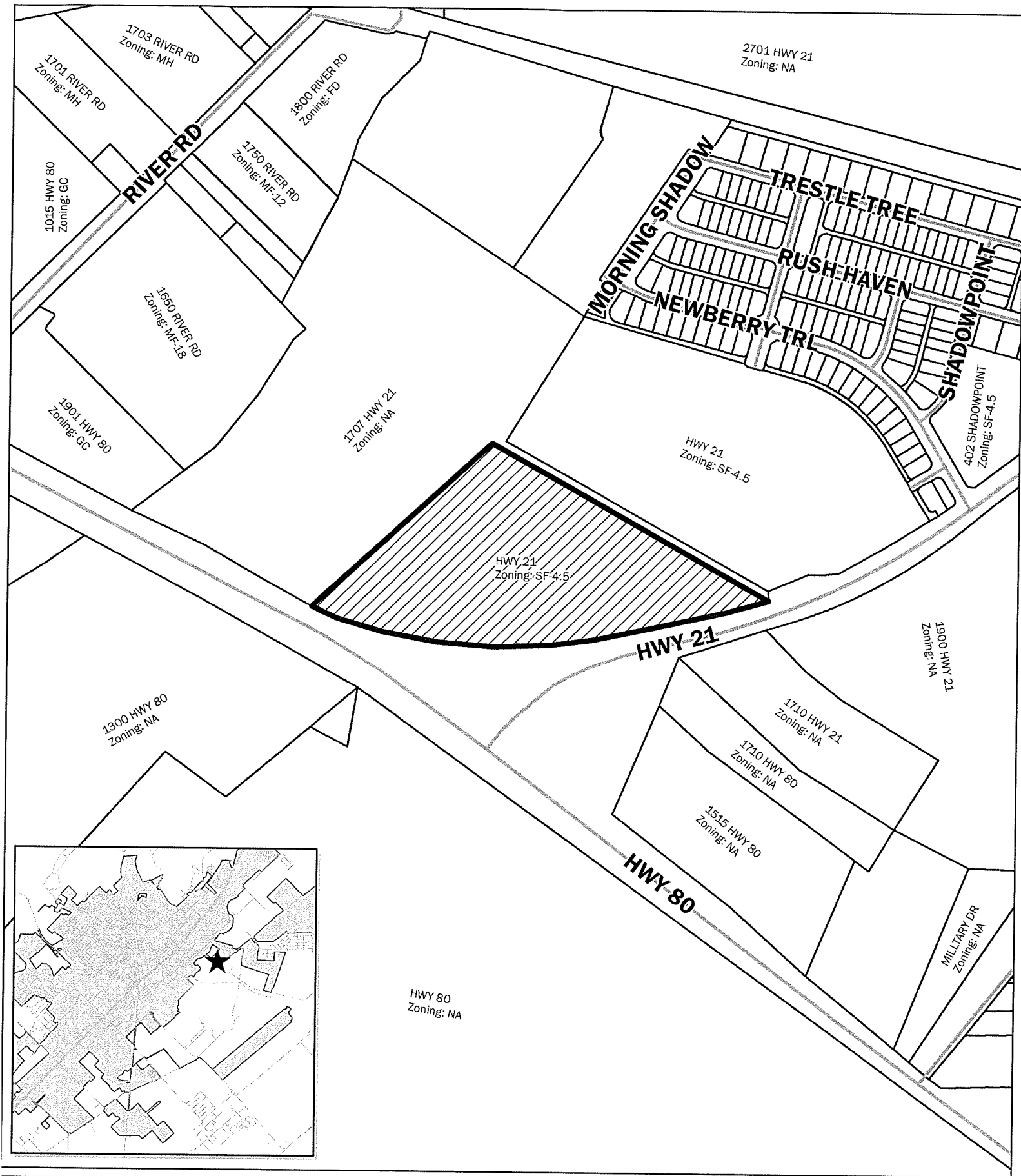
THENCE: S 45°47'07" W, 39.43 feet, along and with the southeast line of said Lot 1, (Plat Reference: Volume 7, Page 274) to a found ½" iron rod and cap "MBC", said found ½" iron rod being the northeast corner of Lot 1, Section 1 Turn Bull Subdivision, as recorded in Volume 2, Page 308 of the Plat Records, Hays County, Texas;

THENCE: N 45°24'56" W, 1075.17 feet, to the **POINT OF BEGINNING** of this tract.

I, Joe Edward Higle, Registered Professional Land Surveyor do hereby affirm that this description is based on the results of a survey made on the ground by the firm of Macina, Bose, Copeland and Associates, Inc., of which a survey map has been prepared.



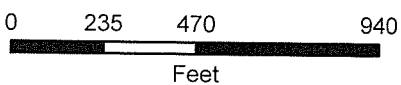
30487-HAYS
June 20, 2011
JEH/nt



WPP2-11-08
Blanco River Village
Map Date: 7/20/11

 Site Location

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness.



Report for Qualified Watershed Protection Plan Phase 2 WPP2-11-08



Applicant Information:

Engineer: Hanrahan Pritchard Engineering, Inc.
 Property Owner: Etheredge Development – San Marcos – Terry Mitchell
 Applicant's Request: Reclamation of land within the existing 100-year floodplain
 Public Hearing: July 26, 2011

Subject Property:

Location: Northwest Corner of Intersection Of State Highways 21 and 80
 Legal Description: Approximately 23.7 at the northwest corner of the intersection of State Highways 21 and 80
 R91451, R91450, R114560, R91455
 Frontage On: State Highways 21 and 80
 Existing Zoning: PDD Overlay with Base Zoning of SF-4.5
 Future Land Use Map: Mixed Use and Low Density Residential
 Sector: 6
 Existing Use of Property: Undeveloped
 Proposed Use of Property: Fill in Preparation for Multifamily Housing

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	PDD Overlay with Base Zoning SF-4.5	Undeveloped
S of Property	FD	Undeveloped
E of Property	ETJ – FLU Commercial	Undeveloped, TXDoT Maintenance Facility
W of Property	ETJ – FLU Commercial	Undeveloped - Agriculture

Engineering Analysis :

The applicant is requesting approval of a Qualified Watershed Protection Plan, Phase 2 (QWPP2) based upon reclamation of land within the FEMA-mapped 100-year floodplain of the Blanco River within the Blanco River Village Subdivision. The property is currently undeveloped farmland with only a few trees along the perimeter. No tree removal is proposed.

A sizeable portion of the site is currently within the floodplain. Most of the floodplain encumbering the site is within an ineffective flow area of the floodplain where velocities are very low or zero. The location is a backwater area created by the Highway 80 bridge acting as a dam to restrict flow. In order to remove the area from the FEMA floodplain, a Conditional Letter of Map Revision based on Fill (CLOMR-F) was prepared by the applicant and accepted by FEMA. Once the floodplain is modified appropriately, a Letter of Map Revision based on Fill (LOMR-F) will be processed through FEMA and the Flood Insurance Rate Map (FIRM) will be revised. The proposed placement of the fill in this ineffective flow area in accordance with the CLOMR-F approved by FEMA will not increase the base flood elevation of the Blanco River.

Based upon the engineering review of this Qualified Watershed Protection Plan, Phase 2, it meets the applicable technical requirements of Chapter 5 of the Land Development Code.

Development Services Engineering Recommendation	
X	Approve as submitted
	Approve with conditions as noted
	Alternative
	Denial

The Commission's Responsibility:

The Commission is required by law to hold a public hearing and receive public comment regarding the proposed Qualified Watershed Protection Plan, Phase 2. After considering the public input, the Commission, following the recommendation of the City Engineer, is charged with approving, conditionally approving, or denying the request.

The criteria for evaluating a request for a Qualified Watershed Protection Plan 2 is:

- (1) Reclaimed land - factors. For developments where reclamation of land within the 100-year floodplain is proposed:
 - a. Whether the Reclamation Concept Plan (which is an element of both phases of the Watershed Protection Plan when reclamation is proposed) is consistent with approved legislative applications for the land subject to the plan, including expressly any master drainage plan elements applicable to the land;
 - b. Whether the Reclamation Concept Plan (which is an element of both phases of the Watershed Protection Plan when reclamation is proposed) meets the general standards in Chapter 5, Article 1, and the specific criteria in Chapter 5, Article 4, Division 2; and
 - c. Whether any adverse impacts have been appropriately mitigated.

The Commission's action on the Qualified Watershed Protection Plan, Phase 2 may be appealed to the City Council.

List of Attachments:

- Blanco River Village Commercial Fill Site Watershed Protection Plan Phase 2
- Letter of CLOMR-F Approval from FEMA, dated March 20, 2007
- FEMA FIRMettes

Prepared by:

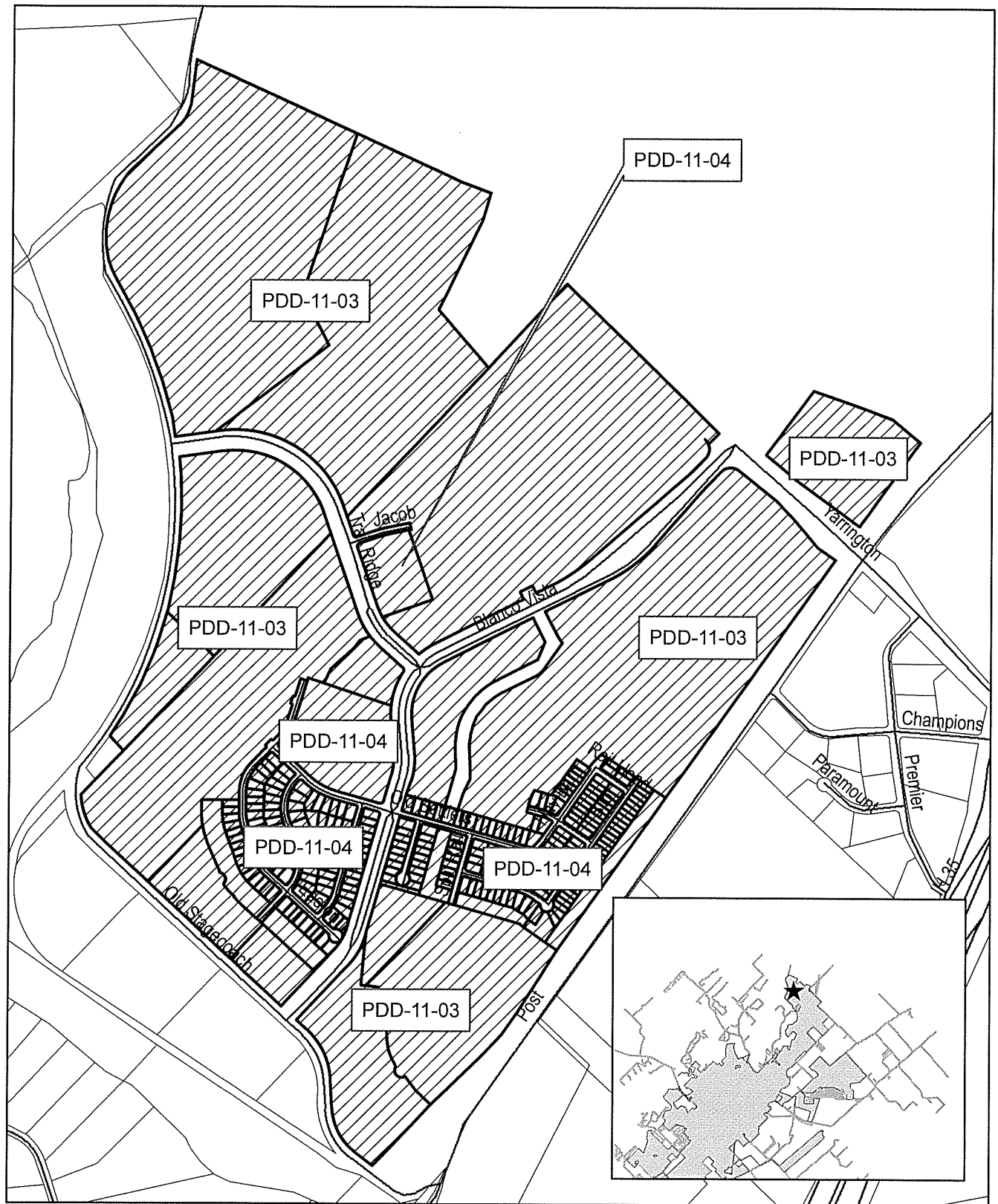
Kathryn Woodlee

Kathryn Woodlee, PE, CFM

Name

Development Engineer

Title



PDD-11-03- 11-04
Blanco Visa Subdivision
Map Date: June 28, 2011

Legend

-  Site Location
-  200 Feet

0 250 500 1,000 1,500 2,000 Feet

This map was produced solely for geographic reference by the City of San Marcos- Planning and Development Services department. No warranty is made concerning the map's accuracy or completeness.



PDD-11-03/ PDD-11-04

Blanco Vista Subdivision



Summary:

Case# PDD-11-03

Applicant: Brookfield RP
9737 Great Hills Trail Suite 260
Austin, Texas 78759

Property Owner: Brookfield RP
9737 Great Hills Trail Suite 260
Austin, Texas 78759

Case# PDD-11-04
Applicant: City of San Marcos
630 East Hopkins
San Marcos, Texas 78666

Subject Property:

Legal Description: **Case # PDD-11-03:**
Approximately 433 acres part of the William Ward Survey No. 3 and the UW William Survey No. 3 and the UW. William Survey and part of the Blanco Vista Subdivision (except Blanco Vista Phase 1-2, Sections 1, 2 and Infrastructure and Blanco Vista Tract I Section A and School Tract and Trail Ridge Pass Church Subdivision)

Case # PDD-11-04:
Approximately 142 acres and part of the Blanco Vista Subdivision Phase 1-2, Section 1, 2, and Infrastructure, Blanco Vista Subdivision Tract I Section A and School Tract and Trail Ridge Pass Church Subdivision.

Existing Use of Property: Single Family residential neighborhood, elementary school, and church

Existing Zoning: Mixed Use

Proposed Use of Property: Predominately a single family residential neighborhood with an elementary school site, proposed multi-family development, church site, and two possible commercial nodes located at the entrances of the subdivision.

Proposed Zoning: PDD overlay with a Mixed Use base zoning

Project overview

Blanco Vista is currently within the City Limits of the City of San Marcos and is zoned Mixed Use District (MU). The subdivision is currently designated on the Future Land Use Map as Mixed Use, Public and Institutional and Open Space. Existing land uses include open space and hike and bike trails, a church, a community amenity center, an elementary school and approximately 104 single-family detached homes. The Blanco Vista Concept Plan was originally approved in June 2004 with a minor amendment in January 2005. At that time, the Concept Plan was developed based on conventional, straight zoning classifications. In response to the need for flexibility in housing types Brookfield Residential (formerly Carma Developer) revised the Concept Plan in February 2007 and rezoned the property in April 2007 to Mixed Use (MU). For that reason, Mixed Use is maintained as the base zoning for this PDD. In August of 2010 the developer submitted a concept plan amendment with the intent of providing for a greater degree of development flexibility within the subdivision. It was during the review of their application for a concept plan amendment that both staff and the Planning and Zoning Commission recommended the developer submit a Planned Development District.

Due to the number of lots within the subdivision that have already been sold the subdivision PDD overlay district has been broken-up into two cases. The City of San Marcos is the applicant for the developed sections of the subdivision, which includes Phase 1 and 2 of the subdivision along with the church, elementary school and the amenity center sites. Brookfield RP is the applicant for the PDD overlay for the remainder of the undeveloped site.

Planning Department Analysis:

PDD-11-03

Uses

The Blanco Vista subdivision is primarily a residential subdivision seeking to provide a mixture of residential uses with a possible commercial node on both the south and north entrances of the subdivision. In order to provide as much flexibility as possible in locating the variety of residential uses the developer has submitted a PDD overlay district outlining a variety of residential uses permitted throughout the development. The residential uses proposed for the site include, single family estate lots, residential manor lots, single family cottage lots, garden home/zero lot line homes, townhomes, and multi-family residential.

Parkland

As part of the original concept plan and development of the subdivision the developer dedicated land for the Dudley Johnson and Paul Vetter parks, paid a fee for improvements to the park and has dedicated open space throughout the subdivision for the use of the residents of the subdivision.

Development Standards

While many of the development standards outlined in the PDD differ from the base Mixed Use zoning designation the proposed development standards are in line with other residential zoning standards such as SF-11, SF-4.5, Patio-Home/ Zero Lot Line and Townhome.

PDD-11-04

The purpose of the City-initiated PDD is to code for the development standards outlined on the approved subdivision concept plan. Currently there are a number of development standards outlined on the concept plan that differ from the actual zoning of the property. The difference between the concept plan standards and zoning standards have created a number of permitting and platting problems that we hope to rectify as part of this PDD. The proposed PDD outlines the following:

- Section 1- Introduction, Project Location and Description
- Section 2- Existing subdivision conditions
- Section 3- Existing conditions of the city initiated zoning portion of the subdivision
- Section 4- Base zoning designation
- Section 5- Dimensional and Development Standards
- Section 6- Permitted Use
- Section 7- Development Standards- landscape, parking, parkland, and infrastructure.

As indicated above, due to the number of lots that have been sold within the already developed sections of the subdivision the City of San Marcos is initiating the PDD overlay district for Phase 1-2, and Church, and school sites. The PDD development standards outline requirements for 6,000 square foot and 4,800 square foot single family lots and differs to the public and institutional development standards for the church and school sites. Additionally, the PDD standards outline a requirement for no additional detention or water quality standards to be required for the subdivision as long as the 60% impervious cover design standards is not exceeded. If the impervious cover is exceeded then Low Impact Development practices shall be utilized where applicable for water quality and necessary stormwater detention. Finally, the developer has requested that the following requirement regarding exterior construction standards be added to the PDD: Prior to issuance of a building permit involving exterior alterations to any existing buildings within the Blanco Vista Community the Architectural Control Committee must approve the alterations.

Planning Department Recommendation	
<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Public Hearing only
<input type="checkbox"/>	Denial

Prepared by:

Sofia Nelson

Chief Planner

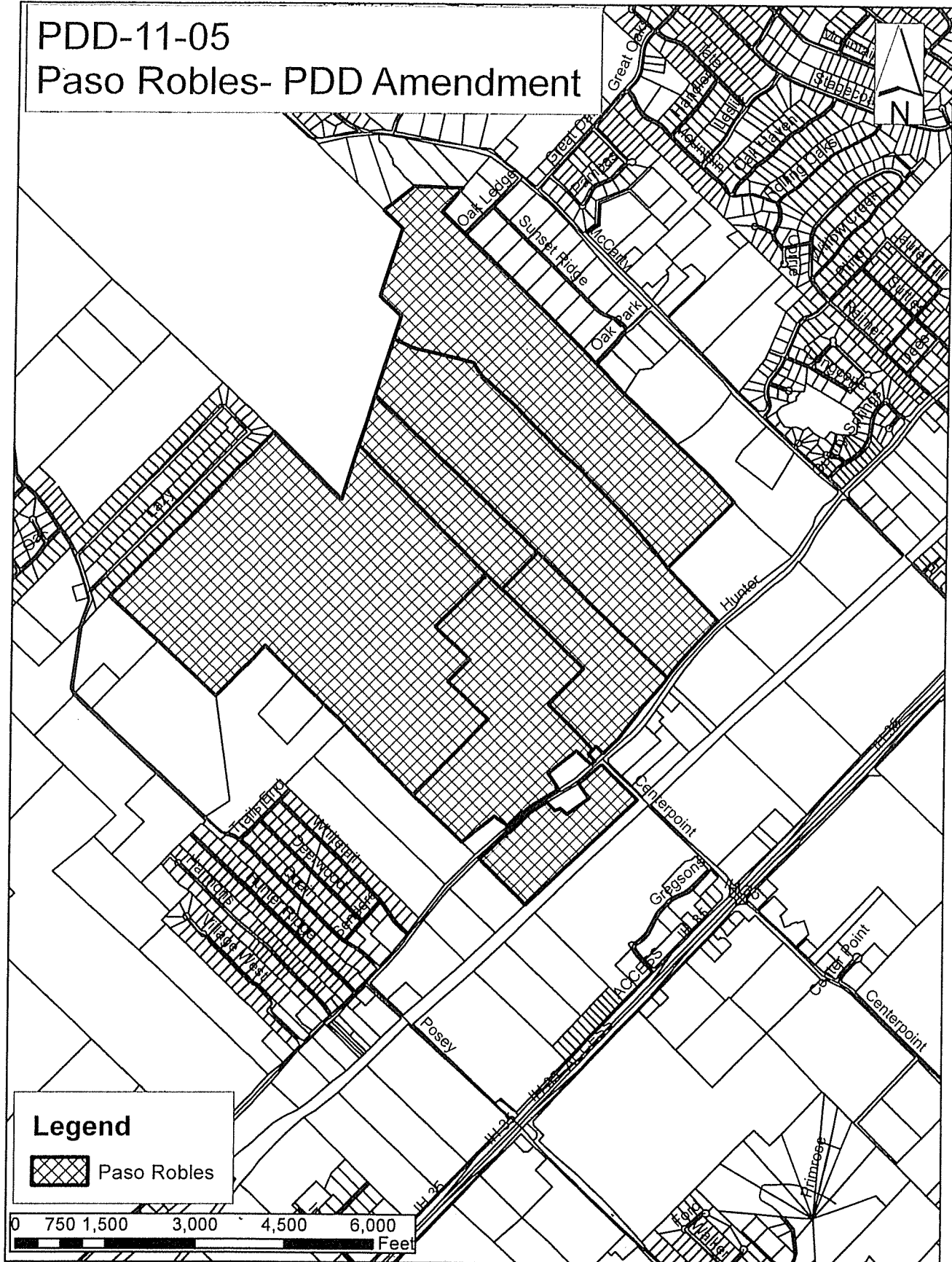
July 18, 2011

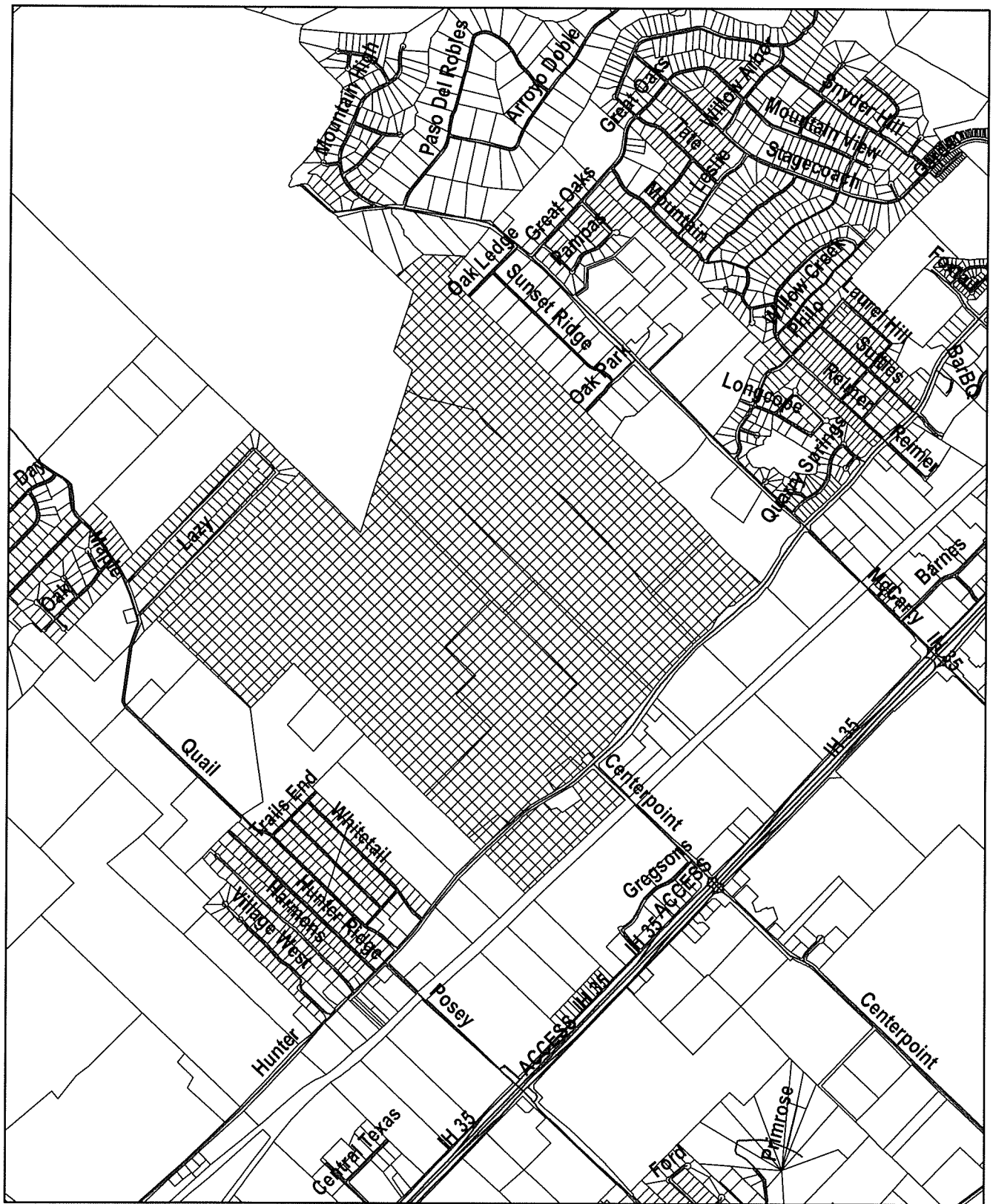
Name

Title

Date

Paso Robles- PDD Amendment





PDD-11-05 Paso Robles
Map Date: July 21, 2011

0 700 1,400 2,800 4,200 5,600 Feet

This map was produced solely for geographic reference by the City of San Marcos- Planning and Development Services department. No warranty is made concerning the map's accuracy or completeness.



PDD-11-05

PDD Amendment

Paso Robles



Summary:

Applicant: The City of San Marcos
630 E. Hopkins
San Marcos, Texas 78666

Property Owner: Carma Paso Robles
9737 Great Hills Trail-Suite 206
Austin, Texas 78759

Subject Property:

Location: This site is located approximately one-half mile northwest of the Interstate 35 and Centerpoint Drive interchange. Centerpoint Drive currently terminates approximately in the middle of Paso Robles boundary at Hunter Road.

Existing Use of Property: The site is currently undeveloped

Existing Zoning: PDD overlay with a Mixed Use base zoning

Proposed Use of Property: The PDD proposes approximately 3,450 dwellings units and Mixed Use commercial within the 1278 acres west of Hunter Road and 60.3 acres of General Commercial south of Centerpoint Rd., east of Hunter Rd and west of the Railroad Tracks.

Frontage On: Hunter Road. The proposed development would be responsible for the extension of Centerpoint Road.

Utilities: City of San Marcos

Area Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	Not zoned	Single family residences and church
S of Property	Not zoned	Single Family Residences and undeveloped
E of Property	Not zoned	Vacant undeveloped
W of Property	Not zoned	Hunter Road

Project overview

Project Timeline

- **August 10, 2010-** The Planning and Zoning Commission approved a PDD overlay district for the Paso Robles Development.
- **September 29, 2010-** The City Council approved a PDD overlay district for the Paso Robles Development.
- **June 7, 2011-** The City Council discussed the Paso Robles PDD Agreement and Tax Increment Reinvestment Zone and directed staff to take a revision of the PDD to the Planning and Zoning Commission that removed the north/south arterial shown on the PDD Concept Plan.
- **July 12, 2011-** The Planning and Zoning Commission held a public hearing and discussed the revision to the PDD to remove the north-south arterial roadway, however the item was not posted for action.

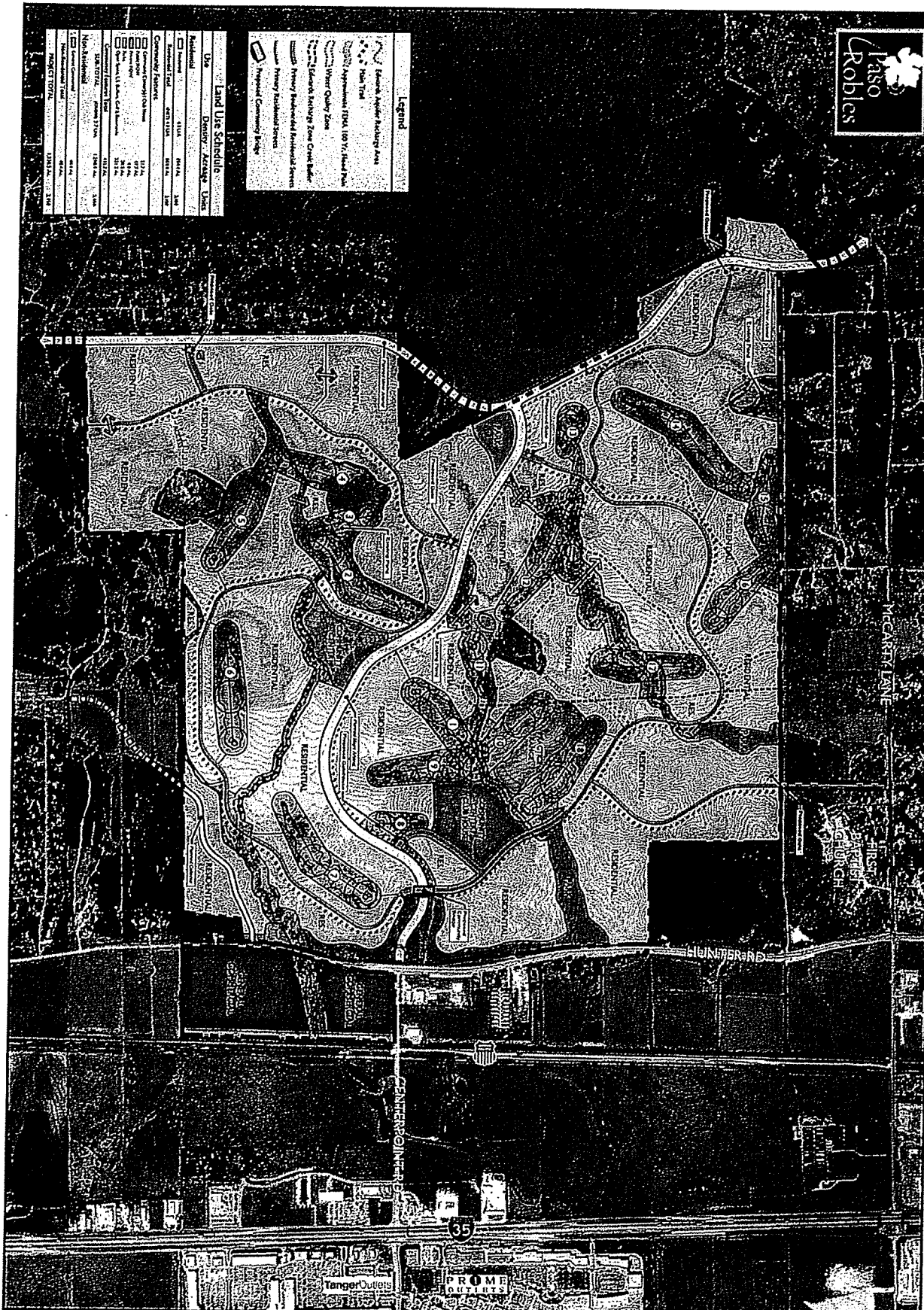
The approved PDD proposed a gated community with approximately 3,450 dwelling units, 60.3 acres of general commercial development and approximately 349.7 acres of open space. The proposed thoroughfare network included the extension of Centerpoint Road along with an arterial roadway that would extend off of Centerpoint Road and go north to McCarty Lane and south to Quail Run. The proposed PDD amendment is requesting approval for the removal of the north-south arterial roadway from the PDD Concept Plan.

The City has been working with Brookfield Developers to establish a Tax Increment Reinvestment Zone (TIRZ) related to the Paso Robles Development and discussed the agreement during the June 7, 2011 Council Meeting. Included in the discussion was the inclusion of Hays County in the agreement. The County expressed concern regarding the location of the north/south arterial as shown on the PDD Concept Plan and requested removing this arterial from the plan. The County also offered to work with the City during future Transportation planning efforts.

Upon deliberation, the City Council requested staff to take a revision to the Planning and Zoning Commission to review the PDD for an amendment removing north-south arterial roadway located on the western boundary of the property from the PDD.

Planning Analysis

Staff believes that removing the arterial from the Paso Robles PDD Concept Plan will not preclude future connectivity opportunities and feels that a more comprehensive review of this area is needed to analyze the current and future transportation needs of the City. As part of the Horizon's Master Plan update staff is working with the County to analyze both land use and transportation master plans so that proposed streets complement the desired land use of an area.



PASO ROBLES

San Marcos, Texas

CONCEPTUAL LAND USE PLAN
EXHIBIT II - 2

EXHIBIT II - 2

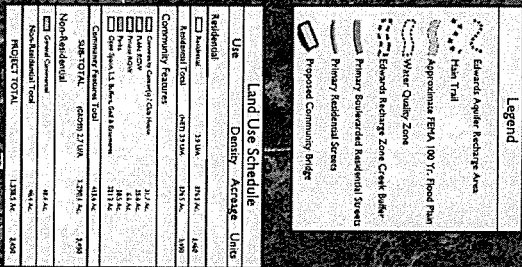
Carma Paso Robles LLC

SCALE: 1" = 500'

DATE: 10-02-2008

NORTH

REVISED: 07-14-2010



Carma Paso Robles LLC

SCALE: 1" = 500'

0 250 500 1000

DATE: 10-02-2008

 NORTH

REVISED: 06-28-2010

As a precaution, instead of registering this property as a common domain estate, the owners, Kitchell and the private independent University of the Pacific, and no way to represent it as public to all or to the majority thereof and some in making it not to, for 1995, testimony, and place changes, or other conditions. The land plan is conceptual in nature and does not require any regulatory approval. It is not a subject to change. The change has occurred the right with a right to make changes to the land and their agents or through the change to complete the government required it and to submit the plan to the

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
July 12, 2011**

1. Present

Commissioners:

Bill Taylor, Chair
Sherwood Bishop
Travis Kelsey
Chris Wood
Kenneth Ehlers
Randy Bryan
Curtis Seebeck
Carter Morris

City Staff:

Sofia Nelson, Chief Planner
Christine Holmes, Chief Planner
Francis Serna, Recording Secretary
Abigail Gillfillan, Planner

2. Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday July 12, 2011 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Taylor welcomed the audience.

4. *NOTE: The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*

5. Citizen Comment Period

There were no citizen comments.

6. CUP-11-08 (1252 W. San Antonio St) Hold a public hearing and consider a request by Matthew Chambers, for a conditional use permit to construct an accessory dwelling adjacent to the primary dwelling in an SF-6 zone at 1252 West San Antonio Street.

Chair Taylor opened the public hearing. Matthew Chambers, partial owner and contractor of the property, explained that they are currently remodeling the main structure. He added that the home belongs to his mother and she could possibly have a caretaker or nurse reside in the proposed accessory dwelling unit. Mr. Chambers explained there is a utility pole near the proposed unit and requested that the utility connections be separate from the main house to save money. Mr. Chambers also requested that he be allowed to tap into the water and wastewater in Bishop Street.

Jason Howell, 1261 W. San Antonio spoke in support of the request. He pointed out that it would be consistent with the Historic neighborhood.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Wood, the Commission voted all in favor to approve CUP-11-08 with the conditions that the permit be granted to the applicant and the current owner and is required to be renewed if the property is sold; the accessory dwelling may not be rented separately from the main residence; and that the single-family occupancy restriction applies to the entire property. The motion carried unanimously.

7. CUP-11-09(1208 IH 35 South – La Fonda) Hold a public hearing and consider a request by Lorenzo Valadez on behalf of La Fonda Restaurant to allow the on premise consumption of beer and wine at 1208 IH 35 South.

Chair Taylor opened the public hearing. Nettie Galvez, representing Mr. & Mrs. Lorenzo Valadez on behalf of La Fonda, 1208 IH 35 S. stated they have been in business for 25 years. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Bishop, the Commission voted all in favor to approve CUP-11-09 with the condition that the permit shall be valid for one (1) year, provided standards are met, subject to the point system. The motion carried unanimously.

8. CUP-11-10(217 E Hopkins St – Chimy's) Hold a public hearing and consider a request by Baccus Enterprises LLC on behalf of Chimy's Restaurant to allow an expansion of the existing Conditional Use Permit (CUP) to incorporate an outdoor patio area at 217 E. Hopkins St.

Chair Taylor opened the public hearing. Chad Baccus, owner of Chimy's explained that there is an existing patio behind the business. He said they have a lot of smokers and is trying to accommodate smokers in an outdoor area.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Kelsey, the Commission voted all in favor to approve CUP-11-10 with the condition that the permit shall be valid for one (1) year, provided standards are met, subject to the point system. The motion carried unanimously.

9. PDD-11-03 (Blanco Vista). Hold a public hearing and discuss a request by ETR Development Consulting., LLC., on behalf of Brookfield RP, for a PDD overlay district for approximately 435.9 acres of the original 575 acre subdivision part of the William Ward Survey No. 3 and the UW. William Survey and part of the Blanco Vista Subdivision (except Blanco Vista Phase 1-2, Sections 1, 2 and Infrastructure and Blanco Vista Tract I Section A and School Tract and Trail Ridge Pass Church Subdivision), located at the intersection of Blanco Vista Blvd and Trail Ridge Pass.

Ed Theriot, 5395 Hwy. 183 N., Lockhart, Texas on behalf of the applicant gave a brief presentation.

Chair Taylor opened the public hearing. Chance Sparks 610 Irvin Drive, resident of Blanco Vista and Liaison for the PDD Committee stated he was happy to report that the relationship between Blanco Vista residents and the developer has drastically improved. He pointed out that the homeowners concerns have been satisfied regarding the stability and predictability of the neighborhood. Mr. Sparks emphasized his support and improved relationship that was developed between developers and Home Owners Association. Mr. Spark advised he was available to answer questions and recommended approval of the request.

Ivan Talley 222 Silo Street, resident of Blanco Vista and on the Architectural Control Committee thanked city staff, Mr. Sparks and developers who worked on the project. Mr. Talley recommended approval of the PDD. There were no additional citizen comments and the public hearing was closed.

Action to be taken at the July 26, 2011 Planning and Zoning Commission meeting.

10. PDD-11-04 (Blanco Vista-City Initiated). Hold a public hearing and discuss a request by the City of San Marcos for a PDD overlay district for approximately 140 acres out of the original 575 acre subdivision and part of the Blanco Vista Subdivision Phase 1-2, Section 1, 2, and Infrastructure, Blanco Vista Subdivision Tract I Section A and School Tract and Trail Ridge Pass Church Subdivision located at north east corner of Trail Ridge Pass and Jacob Lane, the southwest corner of Trail Ridge Pass and Blanco Vista and extending south to include Phase 2 of the Blanco Vista Subdivision, and located at the interaction of Blanco Vista Blvd. and Old Settlers to include Phase 1 of the Blanco Vista Subdivision.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

Action to be taken at the July 26, 2011 Planning and Zoning Commission meeting.

11. PDD-11-05 (Paso Robles). Hold a public hearing for an amendment to a Planned Development District for the tract of land known as the Paso Robles Subdivision, located west of Hunter Road, south of McCarty Lane and north of Centerpoint Road (approximately 1338.584 acres).

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

Action to be taken at the July 26, 2011 Planning and Zoning Commission meeting.

12. PVC-11-03 (San Marcos Community Church). Hold a public hearing and consider a request by San Marcos Community Church, on behalf of Texas Conf. Association of 7th Day Adventists, for a variance to Section 6.7.2.1(j) of the Land Development Code which requires that lot depth shall not exceed three times the lot width for lots platted after March 10, 1975 for an approximately 22.99 acre tract out of the Rebecca Brown Survey in Hays County, Texas.

Chair Taylor opened the public hearing. John McComb, 344 Meadow Lane, Martindale, gave a brief description of the layout of the proposed building. He felt that the layout would eliminate concern about crowding buildings. He pointed out that they have spoken to plenty of neighbors within 500 feet and have received support of having a church relocate on the property. Mr. McComb asked for approval of the request.

Trudy Foster, 9637 FM 1339, said she has been attending San Marcos Community Church for three years. She spoke in support of the request. Ms. Foster mentioned that the church has multiple outreaches that go outside of their community.

Chad Crawford 651 Horace Howard asked the Commission to approve the variance request.

Erin Scott, Pastor of Church of the Cross spoke in support of the request. He said having a church in close proximity to the High School and neighborhood would be a positive for San Marcos.

Mike Doucoumes, 1037 Willow Creek Drive, Burleson, TX, Association Secretary for the Texas Conference Association, explained that the intent of the first group who originally purchased the property did intend to put a church on the property. Although since the purchase of the property the idea of constructing a church has dissolved. He stated that people would rather have a church than residential property in the neighborhood. Mr. Doucoumes asked the Commission to review the buffers of the property which will allow the church to be away from surrounding residential properties. He asked the Commission to also think about the spiritual growth of the community. Mr. Doucoumes spoke in support of the request.

Perry Endsley of Buda Texas commented that there would not be adverse affects of the neighbors. He asked the Commission how the connectivity would hinder adjacent properties in the future. Mr. Endsley spoke in support of the request. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Bishop and a second by Commissioner Wood, the Commission voted all in favor to postpone PVC-11-03 to the August 23, 2011 Commission meeting.

AMENDED MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Bryan, the Commission voted all in favor to postpone PVC-11-03 to a date uncertain. The motion carried unanimously.

13. Discussion Items.

There were no items.

Planning Report

There were no reports.

Commissioners' Report

There were no reports.

14. Consider approval of the minutes from the Regular Meeting on June 28, 2011.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Bishop, the Commission voted all in favor to approve the minutes of the Regular Meeting on June 28, 2011. The motion carried.

15. Questions and answers from the Press and Public.

There were no questions from the public.

16. Adjournment

Chair Taylor adjourned the Planning and Zoning Commission at 8:03 p.m. on Tuesday, July 12, 2011.

Bill Taylor, Chair

Curtis Seebeck, Commissioner

Sherwood Bishop, Acting Chair

Randy Bryan, Commissioner

Kenneth Ehlers, Commissioner

Travis Kelsey, Commissioner

Chris Wood, Commissioner

Carter Morris, Commissioner

ATTEST:

Francis Serna, Recording Secretary